



## Calais Street, SE5

### £1,200,000

Dexters are delighted to introduce for sale 6 Calais Street, located within the Minet Estate Conservation Area directly opposite the popular Myatt's Fields Park. Owned by the Prayer for the Nations since 2002, the sale is for the unbroken freehold of a bright and spacious three-storey Victorian end of terrace house with a total area of circa 203.6 sq.m. (2,191 sq. ft), the property has been converted into two self-contained duplex maisonettes.

The ground floor maisonette features an open plan modern kitchen/dining room that has access to the private rear garden, a separate reception room, bedroom 2 with en suite bathroom and the family bathroom on the ground floor, the main bedroom with en suite bathroom is located on the first floor.

The second maisonette is accessed by the side of the property and features an open plan kitchen/dining room, a separate reception room and the main bedroom with en suite bathroom on the first floor, whilst bedroom 2, bedroom 3 and a shower room occupy the second floor.

The property has the potential to be converted back into a single-family house, subject to securing the necessary planning permission.

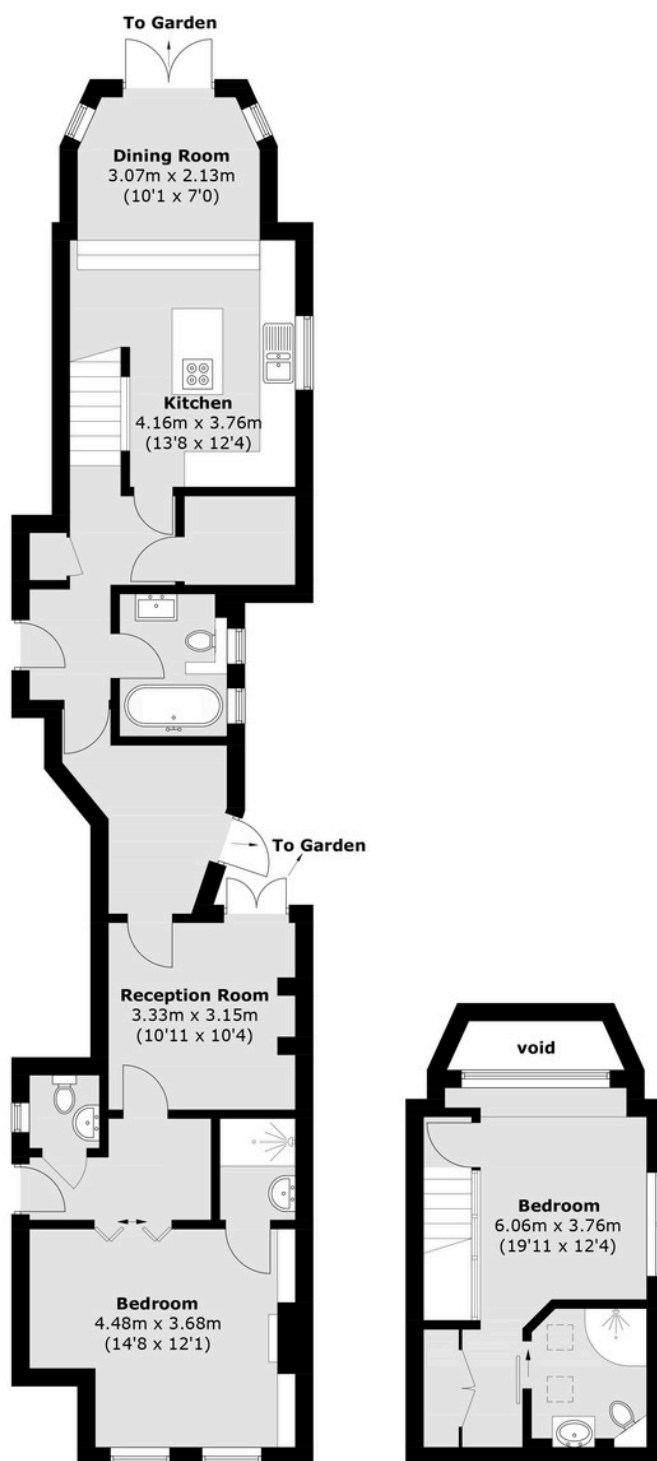
Located within the Minet Estate Conservation Area directly opposite the popular Myatt's Fields Park. Camberwell town centre is located within 600 metres, whilst Loughborough Junction train station is within 875 metres, served by Thameslink reaching Central London in circa 9-minutes. King's College Hospital is with 815 metres.

### Features

- Unbroken freehold
- Victorian period house
- Currently arranged as 2nos. self-contained duplex maisonettes
- Potential to convert into a family home, subject to securing necessary planning consents
- Located within the Minet Estate Conservation Area
- Directly opposite the popular Myatt's Fields Park
- 600 metres from Camberwell Town Centre
- Available with no onward chain

# Calais Street, SE5

## Flat 6



**Ground Floor**

**First Floor**

Total area (approx.): 102.1 sq. m (1,099 sq. ft)  
(Excluding Void)

# Calais Street, SE5

## Flat 6a



**Ground Floor**

**First Floor**

**Second Floor**

Total area (approx.): 98.9 sq. m (1,064.4 sq. ft)